

Public Hearing: February 24, 2014

FACT SHEET

TITLE: Sale of City-owned property located at 144 B Street

SPONSOR: Urban Development Department

OTHER DEPARTMENTS AFFECTED:
None aware of

OPPONENTS: None

STAFF RECOMMENDATION: For

APPLICANT: Urban Development Dept.

REASON FOR LEGISLATION: Article II, Section 2 of the City Charter provides that the sale of any real estate having a value in excess of \$10,000 must be authorized by City Council ordinance.

DISCUSSION

The City of Lincoln is in the process of selling the property at 144 B Street to a homebuyer who qualifies to purchase the property under the City's First Time Homebuyer's Program. The City acquired the property at a foreclosure/trustee's sale of the first lien on the property. The City had the 2nd lien in an amount of \$51,273 and wanted to protect its interest. The City was able to purchase the property for \$35,300 and is now able to sell it for \$86,500 thereby recouping all of its investment.

Since the City facilitated the rehabilitation of the property, its present condition is very good and does not require any additional repairs. The Buyer must meet the income guidelines of the First Time HomeBuyer's program, and has met all of the necessary requirements to purchase the property.

The sale of the property will allow the City to recoup its investment, bring in program income, put the property back on the tax rolls and relieve the City of maintenance issues related to the property. For these reasons, we recommend approval of the sale.

POLICY OR PROGRAM CHANGE: None

COST OF TOTAL PROJECT: N/A

SOURCE OF FUNDS: N/A

CITY:

NON CITY:

BENEFIT COST: \$86,500

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